



# City of Carmel

## CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE AGENDA

**TUESDAY, AUGUST 7, 2007**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**The Subdivision Committee will meet to consider the following items:**

- 1. Docket No. 06050020 PP: Clay Creek**  
The applicant seeks approval to plat 30 lots on 29.971 acres. The applicant also seeks the following waivers:  
**Docket No. 06050021 SW: SCO Chapter 6.03.07 Cul-de-sac Length** – request to have cul de sac in excess of 600 feet in length  
**Docket No. 06050022 SW: SCO Chapter 6.05.07 Orientation of Home** – request to allow dwellings to face internal street  
**Docket No. 06050023 SW: SCO Chapter 7.05.07 Clearing more than 15% mature woodlands**  
The site is located on Hoover Road north of 116th Street and is zoned S1. Filed by Charlie Frankenberger of Nelson & Frankenberger for MHE Development Co. LLC.
- 2. Docket No. 07050013 PP: Forestal Estates Minor Subdivision**  
The applicant seeks primary plat approval for 3 lots on 2.33 acres. The applicant also seeks the following subdivision waiver request:  
**Docket No. 07050019 SW SCO Chapter 6.03.19 Access to Collector Roads**  
The site is located at the northeast corner of 141<sup>st</sup> St. and Ditch Rd. and is zoned S-1/Residence. Filed by Stacey Fouts of DeBoy Land Development Services, Inc.
- 3. Docket No. 07010008 Z: 116<sup>th</sup> & Guilford Rezone**  
The applicant seeks to rezone approximately 9.5 acres from I-1/Industrial to R-1/Residence. The site is located at 1441 S. Guilford Rd.  
Filed by the Carmel Dept. of Community Services.
- 4. Docket No. 07050023 OA: Monon Trail Overlay Zone**  
The applicant seeks to adopt Chapter 23H: Monon Trail Overlay Zone into the Carmel Zoning Ordinance. Filed by the Carmel Department of Community Services.

August 7, 2007

Plan Commission Subdivision Committee Agenda

5. **Docket No. 07020020 OA: US 31 & 421 Overlay Architectural Design Amendment**  
The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* and *Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone*, in order to amend the Architectural Design Requirements.  
Filed by the Carmel Department of Community Services.